

IN THE MATTER OF THE
THE APPLICATION OF
PAINTERS MILL JOINT VENTURE /
"THE MEADOWS" FOR A ZONING
RECLASSIFICATION FROM D.R. 16 &
O.T. TO 0-1 /OFFICE USE
ON PROPERTY LOCATED 345' WEST OF
CENTERLINE OF OWINGS MILLS &
RED RUN BOULEVARDS
(302 MEADOWS LANE)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
* * * * *

OPINION

The Petitioner, Painters Mill Joint Venture, by Macks & Macks, Inc. (contract purchaser), has filed an out-of-cycle Petition for Reclassification requesting that its property, "The Meadows," be changed from its present zoning of D.R. 16 (Density Residential) and O.T. (Office Technology) to 0-1 (Office). By certification of the Baltimore County Planning Board on September 27, 1990, and Resolution of the Baltimore County Council on October 15, 1990, the Petition for Reclassification was exempted from the regular cycle procedure and scheduled for a hearing before this Board on December 18, 1990, pursuant to Section 2.58.1(i) of the Baltimore County Code.

The hearing was held. Petitioner appeared represented by E. Scott Moore, Esquire. People's Counsel for Baltimore County, Phyllis C. Friedman, participated in the proceedings. No opposition testimony was offered, and all witnesses testified in the Petitioner's case. They were: Lawrence Macks of Macks & Macks, Inc.; Sam Crozier of Crozier and Associates; John J. Dillon, Jr., Senior Planner of the Office of Planning & Zoning; Donald R. Kann,

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CR-91-157
* Out-of-Cycle 1990
* * * * *

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 2
an architect; and William Duvall, Jr., a civil engineer.

The subject property known as "The Meadows" is a 5.07-acre site located in northwest Baltimore County off Meadow Road just west of Owings Mills Boulevard. It is split-zoned (4.7 acres is zoned D.R. 16 and a small portion, .37 acre, is zoned O.T.). The property is improved by an L-shaped main dwelling, a two-story slave house, a stable, a tenant house and more contemporary shed. These buildings largely stand as they existed in the late 18th and early 19th centuries.

The property is of historical significance. It is associated with Samuel Owings and his descendants and was occupied by the family from approximately 1770 until 1850. During this period the Owings family was responsible for the construction and operation of six fulling, woolen and grist mills in the Owings Mills area of Baltimore County. The property contains the only remaining buildings in the County reflecting the past life style and industrial enterprises of the Owings family. The property is believed to have been mined by its subsequent owner, Isaac Tyson, Jr., until 1864, benefitting from the Red Run Stream which traverses it. Thereafter, the property was used for agricultural purposes by subsequent owners. In 1926 the property was acquired by Dr. Lambie, a medical missionary, and used as a retreat for missionaries. Today, and sadly, the property is vacant, in a state of disrepair, and subject to vandalism. No funds are available to preserve the significant exterior features of the buildings for

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 3
posterity and future generations. In 1988, the site was included in the National Register of Historic Places, and in 1987 was made subject to an easement to the Maryland Historical Trust to administer the property for conservation purposes.

The Petitioner desires to improve and renovate the property and has filed for approval with its Petition a documented site plan dated October 30, 1990. The plan proposes to renovate the main dwelling to include a 6,300-square-foot addition, and to stabilize the present outbuildings. It provides for 36 parking spaces with a new primary access road off Owings Mills Boulevard and a secondary access using the existing gravel driveway. The southern portion of the property is designated as park space for passive use in conjunction with the County's "Stream Valley Greenway Program." The property is served by public water and sewer. The general notes of the plan disclose that the site is subject to an agreement with the Maryland Historical Trust.

Lawrence Macks, a principal with Macks and Macks, Inc., informed the Board that his firm is the contract purchaser of the property. He testified from the documented site plan (Petitioner's Exhibit No. 1) stating that it was the intention of his firm to use the property exclusively for its home corporate offices. They propose to renovate the main dwelling and add an additional 6,300 square feet, creating a U-shaped office complex and that materials would be in keeping with the present style and character of the property. The outbuildings would be stabilized, and all renovation

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 4
was subject to review by the Maryland Historical Trust. He testified that the property is surrounded by O.T. zoning to the west, north and east, and that those properties were vacant when he acquired the subject property in 1988. He was approached by Baltimore County in an effort to rehabilitate the property, and at the same time, his firm was seeking office space for its corporate offices. In his opinion, 0-1 zoning was the most compatible with the present surrounding O.T. zoning, and such designation would allow for the immediate renovation. This precipitated their request to seek out-of-cycle zoning.

The Board was also informed that the property is subject to a Deed of Easement with the Maryland Historical Trust dated April 14, 1987, requiring that all plans be approved by the Trust, and this document and letter dated May 30, 1990 from the Trust (Petitioner's Exhibit No. 2) was submitted confirming that the Trust endorsed the proposed plan and supported the concept of the addition proposed to the main building and the location of the parking area.

Mr. Macks further testified that due to environmental restraints it is impossible to develop the property under D.R. 16 zoning due to the freeboard line, the presence of wetlands, and the Deed of Easement now on the property. Significantly, he advised that the Easement Deed in paragraph 5 states: "The Meadows may be no longer suitable for use as a single family residence because of the intensity of surrounding development and land use patterns." The site plan reflects the freeboard line and the wetlands

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 5
consuming the southern portion of the property.

With particular regard to Council error and change in character of the surrounding area, Mr. Macks advised that the D.R. 16 zoning (since 1984) and the O.T. zoning (since 1988) is improper considering the location of the property. He stated that the Owings Mills Mall, located across the street, was now in place and that high rise office buildings have been constructed to the north of the property. In 1989, CRG (County Review Group) approval was given to the adjacent property to the north of the site which was zoned O.T. That property was vacant along with the subject site at the time of the 1988 Map adoption. The CRG plan details an 850,000-square-foot high rise office complex to be located within 150 feet of the main building on The Meadows property. In addition, he informed that Owings Mills Boulevard has since been constructed and just recently opened for public use. Testimony further indicated that the site actually serves as a buffer between the surrounding commercial uses and the residential uses to the south, particularly in light of the designated park area covering the lower portion of the property. Mr. Macks informed the Board that he has been working with DEPRM and the Office of Planning & Zoning, and it was their position that the present zoning for the site is erroneous and that approval should be given for 0-1.

Sam Crozier of Crozier and Associates, who has testified before this Board on previous occasions as an expert, stated that he was employed by the Petitioner to study the area generally using

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 6

land analysis maps which he did. The map documentation was presented to the Board. His findings were that only 1 acre of the 5-acre site could be developed and that the 850,000-square-foot office complex would only be 100 feet from the site's property line. He concluded that this complex would be entirely too close to the main building on the site to be used residentially. He further stated that the area has been subject to intense commercial development, and commercial uses have raced ahead of residential development. In his opinion, had the County Council known that only 1 acre of the site was available for use and that the office complex to the north would be in such proximity it would not have adopted the D.R. 16 zoning. In his opinion, Council error exists since the 1989 CRG approval of the high rise building located in proximity has been approved. Further, the recent extension and opening of Owings Mills Boulevard has taken place and generally commercial and office uses have outpaced residential uses in this area. Artist renderings were offered showing the site at present (Petitioner's Exhibit No. 8), and after the proposed high rise office building (Petitioner's Exhibit No. 9), to support the severity of the impact on this site and why residential zoning is erroneous. Mr. Crozier further testified that the site would not adversely impact the area's roads, public utilities, or schools, and that 0-1 zoning of the site is compatible with the area.

John J. Dillon, Jr., Senior Planner for the Office of Planning & Zoning, testified in support of the zoning reclassification and

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approval of the documented site plan. He stated that his area of responsibility is the northwest section of the County, and he was familiar with the property, its zoning history and the documented site plan. In his opinion, the D.R. 16 zoning was not appropriate and the County Council committed error. He stated that 0-1 is appropriate for the site based upon the established pattern of office and commercial uses allowed to the north and northeast of Red Run Stream, and that residential development and uses have been designated to the south and southeast of the stream. The written report of his office was offered into evidence recommending the zoning change (Petitioner's Exhibit No. 11).

Donald R. Kann, an architect specializing in historic preservation, testified in support of the Petition. He offered a schematic site plan (Petitioner's Exhibit No. 12). He investigated the history of the property, its condition and the proposed use by its owner. In his opinion, the main house was reusable for office space and the outbuildings could be stabilized. His position was that D.R. 16 zoning was neither proper nor appropriate, and that the property was not usable residentially. His reasons given to support Councilmanic error were the same as those given by the previous witnesses.

William Duvall, Jr., a civil engineer, testified concerning environmental impacts created by the proposed use of the site. In his opinion, the project did not encroach the wetlands area and 0-1 zoning was better and more compatible for the site overall and for

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 8

the community than D.R. 16. He informed the Board that the proposed use would result in less people, fewer cars, and less traffic problems than those associated with residential use. From an environmental standpoint, the community would be better served if the property were zoned 0-1. An environmental impact statement favoring the proposed zoning was offered by the witness for the Board's review (Petitioner's Exhibit No. 14).

The Board has reviewed the evidence and testimony presented, including the documented site plan, the recommendation and report of the Office of Planning, and all other exhibits. The collective and uncontradicted testimony of the Petitioner's expert witnesses established factually that the present zoning designation of D.R. 16 is erroneous and 0-1 zoning is the appropriate zoning for the subject site.

The property is surrounded by O.T. zoning to the west, north and east. Mr. Dillon testified that the present zoning is in error and the appropriate zoning should be 0-1. The report and recommendation of the Office of Planning & Zoning supports his testimony. All the witnesses stated that the site could not be used residentially and only 1 of the 5 acres could be developed due to the existence of wetlands, the floodplain area and other constraints. The area to be developed is north of the Red Run Stream which traverses the property, placing it further into the surrounding O.T. zoning. Since the adoption of the 1988 Map, CRG approval has been given for a high rise office complex on the

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

November 1, 1990

TO: Baltimore County Zoning Plans Advisory Committee
FROM: W. Carl Richards, Jr.
Zoning Coordinator (887-3391)
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition
Case Number CR-91-157
Legal Owner: Painters Mill Venture
Contract Purchaser: Macks & Macks, Inc.
W/S Owings Mills Boulevard (345 ft. W of centerline) and 880 ft. S of centerlines of Owings Mills Boulevard and Red Run Boulevard (302 Meadow Lane)
4th Election District; 3rd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON SEPTEMBER 27, 1990 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED OCTOBER 28, 1990 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET AN EARLY HEARING DATE OF TUESDAY, DECEMBER 18, 1990 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: W. Carl Richards DATE: October 18, 1990
Zoning Office
FROM: Kathleen C. Weidenhammer
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-
Reclassification Petition /
Painters Mill Joint Venture -
"The Meadows"
Approval by Council Council and
Date for Hearing before the Board

Carl:

Pursuant to Section 2-58.1(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Tuesday, December 18, 1990 at 10:00 a.m. in Room 301, County Office Building.

This petition for reclassification was approved for hearing out of cycle by the County Council at its October 15, 1990 meeting (a copy of Resolution 64-90 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of December 18, 1990.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Gwen: Please advise as soon as you have a case number for this. Also, I'd appreciate a copy of the notice of hearing when it's sent out.

Thanks.

kathi

CR-91-157



County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 887-3196
Fax (301) 887-3791

COUNCIL

Ronald B. Hickernell
FIRST DISTRICT

Malin G. Mize
SECOND DISTRICT

Charles A. Ruppertsberger, III
THIRD DISTRICT

Barbara F. Rader
FOURTH DISTRICT

Norman W. Lumsden
FIFTH DISTRICT

William R. Evans
SIXTH DISTRICT

Dale T. Vele
SEVENTH DISTRICT

Thomas Toporovich
SECRETARY

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL

October 16, 1990

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find Resolution 64-90 to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Painters Mill Joint Venture, owner of "The Meadows", for five acres of land located near Owings Mills Boulevard in the Third Councilmanic District, should be exempt from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Monday, October 15, 1990 and is being forwarded to you for appropriate action.

Sincerely,

Thomas Toporovich
Secretary

TT:dp
Enclosure

Baltimore County
Planning Board
Towson, Maryland 21204
(301) 887-3211

October 3, 1990

Hon. C.A. "Dutch" Ruppertsberger, III
Chairman, Baltimore County Council
County Courthouse
Towson, Maryland 21204

Re: Certification on
Reclassification Petition -
Painters Mill Joint Venture
("The Meadows")

Dear Councilman Ruppertsberger:

At its regular monthly meeting on September 27, 1990, the Baltimore County Planning Board voted, in accordance with Section 2-58.1(i) of the County Code, to certify to the County Council that early action upon the enclosed petition by Painters Mill Joint Venture for zoning reclassification of "The Meadows" property is manifestly required in the public interest.

Enclosed herewith are copies of the Petition and accompanying information submitted by the Petitioner, including the amended site plan as received by the Office of Planning & Zoning on September 25, 1990. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

David Fields
P. David Fields
Secretary to the Planning Board

PDE/TD/mjm
MEADOWS/TXTMJM

Enclosures

cc: Members, Baltimore County Council
Frank C. Robey, Jr., Administrative Officer
Thomas Toporovich, Secretary-Administrator, County Council
J. Robert Haines, Zoning Commissioner
William T. Hackett, Chairman, Board of Appeals
Phyllis Cole Friedman, Esquire, People's Counsel
Judith Sussman, Senior Executive Assistant
E. Scott Moore, Esquire

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1990, LEGISLATIVE DAY NO. 13
RESOLUTION NO. 64-90

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, OCTOBER 15, 1990

A Resolution to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Painters Mill Joint Venture, owner of "The Meadows", for five acres of land located near Owings Mills Boulevard in the Third Councilmanic District, should be exempt from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

WHEREAS, the Planning Board, by Resolution dated September 27, 1990, has certified that early action on the Petition for Zoning Reclassification filed on behalf of Painters Mill Joint Venture, requesting a reclassification of the above described property is manifestly required in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-58.1(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-58.1.

NOW THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the certification by the Planning Board that early action on the zoning Reclassification Petition filed on behalf of Painters Mill Joint Venture, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-58.1(i) of the Baltimore County Code.

IN THE MATTER OF PETITION FOR
OUT OF CYCLE RECLASSIFICATION
FROM D.R. 16 (4.7 acres) AND
O.T. (0.37 acres) TO O-1 ZONE
W/S Owings Mills Blvd. (345'
W of C/L) & 889' S of C/Ls of
Owings Mills Blvd. & Red Run
Blvd. (#302 Meadow Lane - "The
Meadows"), 4th Election District,
3rd Councilmanic District
PAINTERS MILL VENTURE, Owner
MACKS & MACKS, INC., Contract
Purchaser
: BEFORE THE COUNTY BOARD OF APPEALS
: OF BALTIMORE COUNTY
: Zoning Case No. CR-91-157

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

RECEIVED
COUNTY BOARD OF APPEALS
90 DEC 11 AM 9:35

I HEREBY CERTIFY that on this 11th day of December, 1990, a copy of the foregoing Entry of Appearance was mailed to E. Scott Moore, Esquire, 4111 E. Joppa Rd., Baltimore, MD 21236, Attorney for Petitioner; and Macks & Macks, Inc., 6615 Reisterstown Rd., Baltimore, MD 21215, Contract Purchaser.

Phyllis Cole Friedman
Phyllis Cole Friedman

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 The Meadows
Baltimore County, Maryland (BA-82)

GENERAL DESCRIPTION

The overall integrity of the site with regard to location, design, setting, materials, workmanship, feeling and association is excellent, with all of the buildings being nominated surviving today largely as they stood in their original relationship to one another—during the period of significance c. 1770 - 1850. Exceptions to this high degree of overall integrity relate to integrity of design and materials with regard to the log tenant house and the main dwelling. Specifically, an enclosed front porch has been added—possibly in the 20th-century—to the tenant house and a third story addition of undocumented appearance was made to the dwelling sometime after 1926 and removed shortly after 1943. But according to a first-hand account of the main dwelling before this addition was made, it is known that the house had a steeply-pitched roof and dormer windows (see the historical narrative in the "Statement of Significance," p. 7). Presumably, the present roof and dormer configuration are similar, if not identical, to the original features.

Main Dwelling

The dwelling house at "The Meadows" is an L-shaped, two-and-one-half story, gable-roofed stone house in the vernacular style. The two-and-one-half story main block of the house and one-story kitchen wing appear on the 1798 tax list, although their exact dates of construction are not known. The ell is estimated to have been built in 1820. The entire dwelling house, with kitchen wing, is a strongly contributing structure to the nominated property.

The main block is a 50' x 20', four-bay wide structure with a center hall plan, two interior end chimneys, and three gabled dormers on the front (east) slope of the roof. The main entrance is flanked by four-over-four double-hung windows which serve as half-height side lights. Above the entrance are a five light transom and simple fronton. All windows on the facade (east elevation) of the main block, including the dormers, contain six-over-six, double-hung wood sash. The north gable end of the main block, above the adjoining one-story kitchen, contains a pair of six-light windows at the attic level. The south gable end of the main block is two bays wide, with four six-over-six double-hung windows in addition to two nine-light windows at the attic level.

At the north end of the main block the kitchen wing, 20' x 18', is two bays deep with a steeply-pitched roof and interior end chimney. The east elevation of the kitchen wing, corresponding to the facade of the main block, has two six-over-six double wood windows. The gable end contains a single six-over-one window.

The ell is a five-bay wide, two-story structure with a central chimney. Entrances on the south facade occur in the eastern and western-most bays. All windows on the south facade contain six-over-six, double-hung wood sash.

See Continuation Sheet 7/2

EXPLANATION OF THE REASONS APPLICANT'S REQUEST
FOR O-1 ZONING SHOULD BE APPROVED

Applicant is the owner of 5.0756 acres known as "The Meadows" (the "Property") situate on the west side of Owings Mills Boulevard in the 4th Election District of Baltimore County.

"The Meadows" is a five-building residential complex that was associated with the Owings family between ca. 1770 and 1850 and is now located just off Owings Mills Boulevard. During the late eighteenth and early nineteenth centuries, Samuel Owings and his descendants were responsible for the construction and operation of six fulling, woolen, and grist mills in this area. The Meadows contains the only surviving buildings associated with the Owings family and its industrial enterprises.

The complex encompasses a Federal style principal dwelling; a two-story stone outbuilding reported to be a slave quarters; a stone and log stable; and a log and frame tenant house. Construction of the principal dwelling and of an industrial complex composed of a fulling mill, a grist mill, and a sawmill are credited to Samuel Owings' son, Thomas, in the last quarter of the eighteenth century. The construction of these industrial mills at the Meadows increased the number of Owings' family mills in the region to six by 1828.

The Meadows remained in the Owings family until 1846. The property was owned by Isaac Tyson, Jr. between 1860 and 1864. Tyson, who was involved in chromite extraction, probably undertook placer mining along Red Run, a Class 2 stream that passes through the Meadows property. Following Tyson's death in 1864, the property was placed in agricultural production by a succession of owners. It was acquired by Dr. Lambie, a medical missionary, in 1926 for use as a retreat for missionaries.

The significance of The Meadows to the agricultural and industrial development of Baltimore County was recognized in 1988 when the site was included in The National Register of Historic Places (Maryland Historical Trust National Register Nomination Form #BA-32). No previously identified archeological sites are located within the project area."

All of the buildings, with the exception of a shed, stand today largely as they stood during the period of 1770-1850. The main dwelling is an L-shaped, two-and-one-half story gable-roofed stone house in the vernacular style and will be used as a corporate office. South of the main dwelling are the slave house and stable. The two-story stone slave house (or store house) is a plain vernacular structure 16' x 18'. The stable is a two-story structure constructed of field stone on the first floor and square logs on the second floor. Its approximate size is 20' x 70'. To the southwest of the main dwelling is the tenant house. It is constructed with clapboard and logs and is approximately

Maryland
Department of Housing and Community Development
Shaw House, 21 State Circle, Annapolis, Maryland 21401 (301) 974-5000

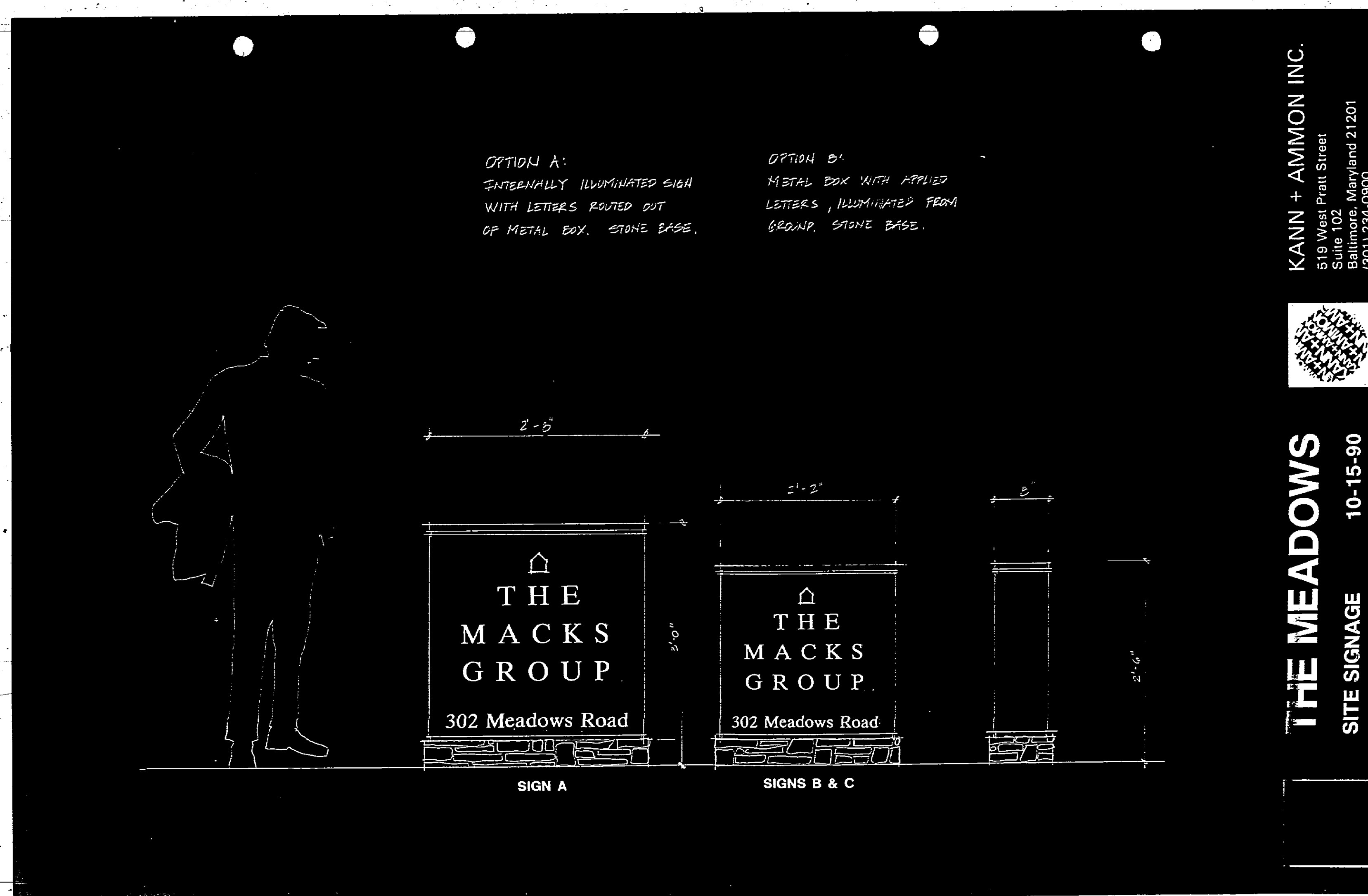
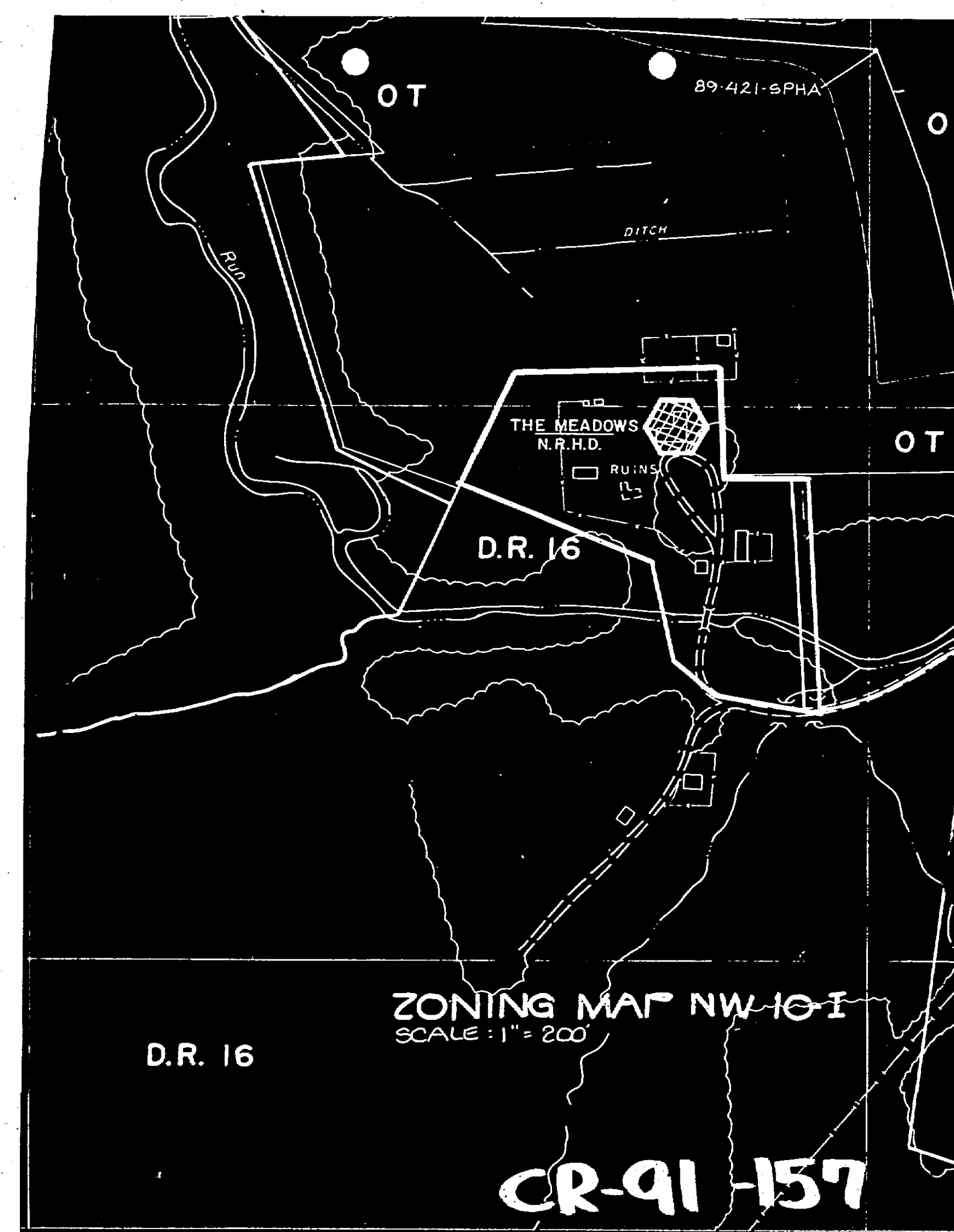
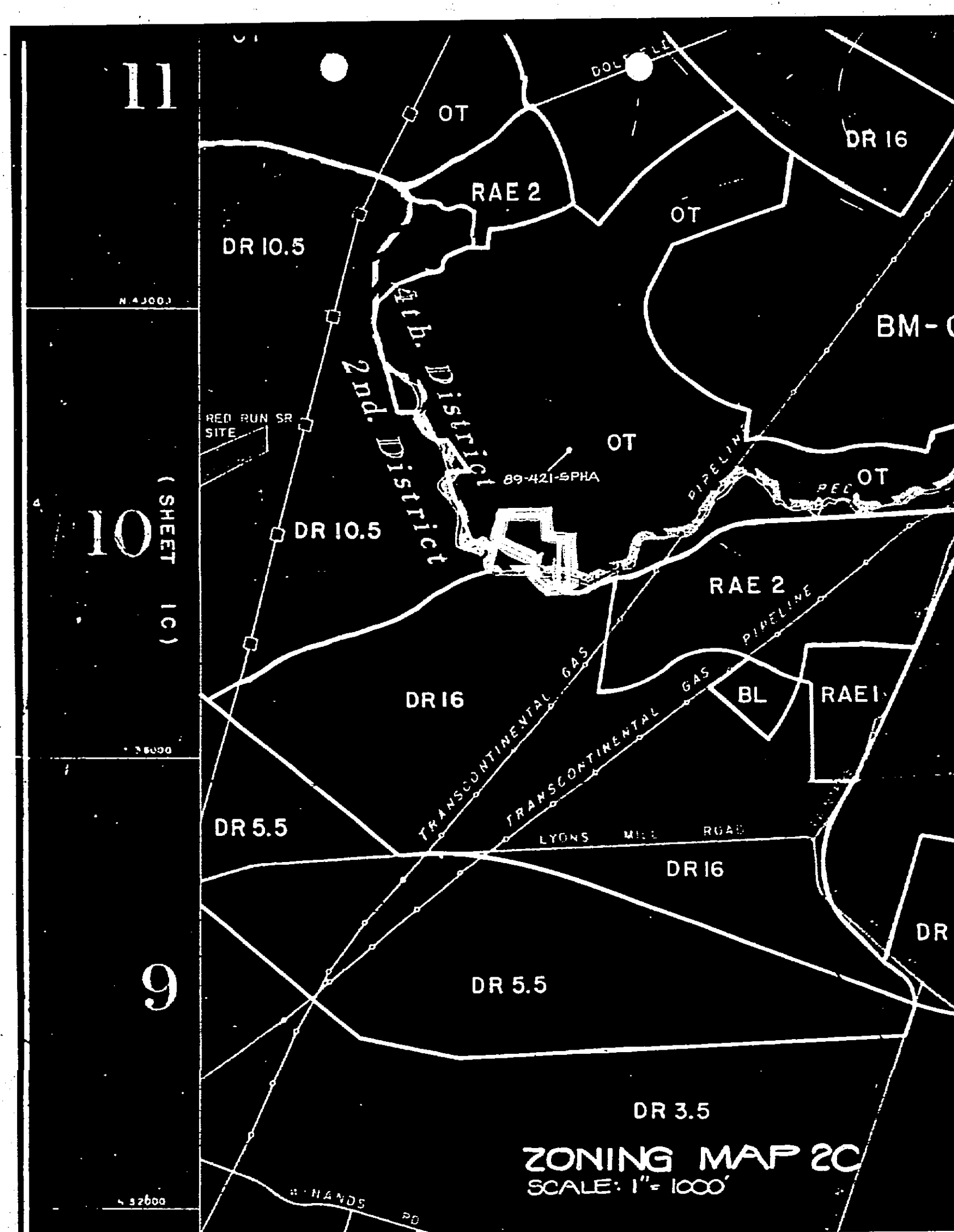
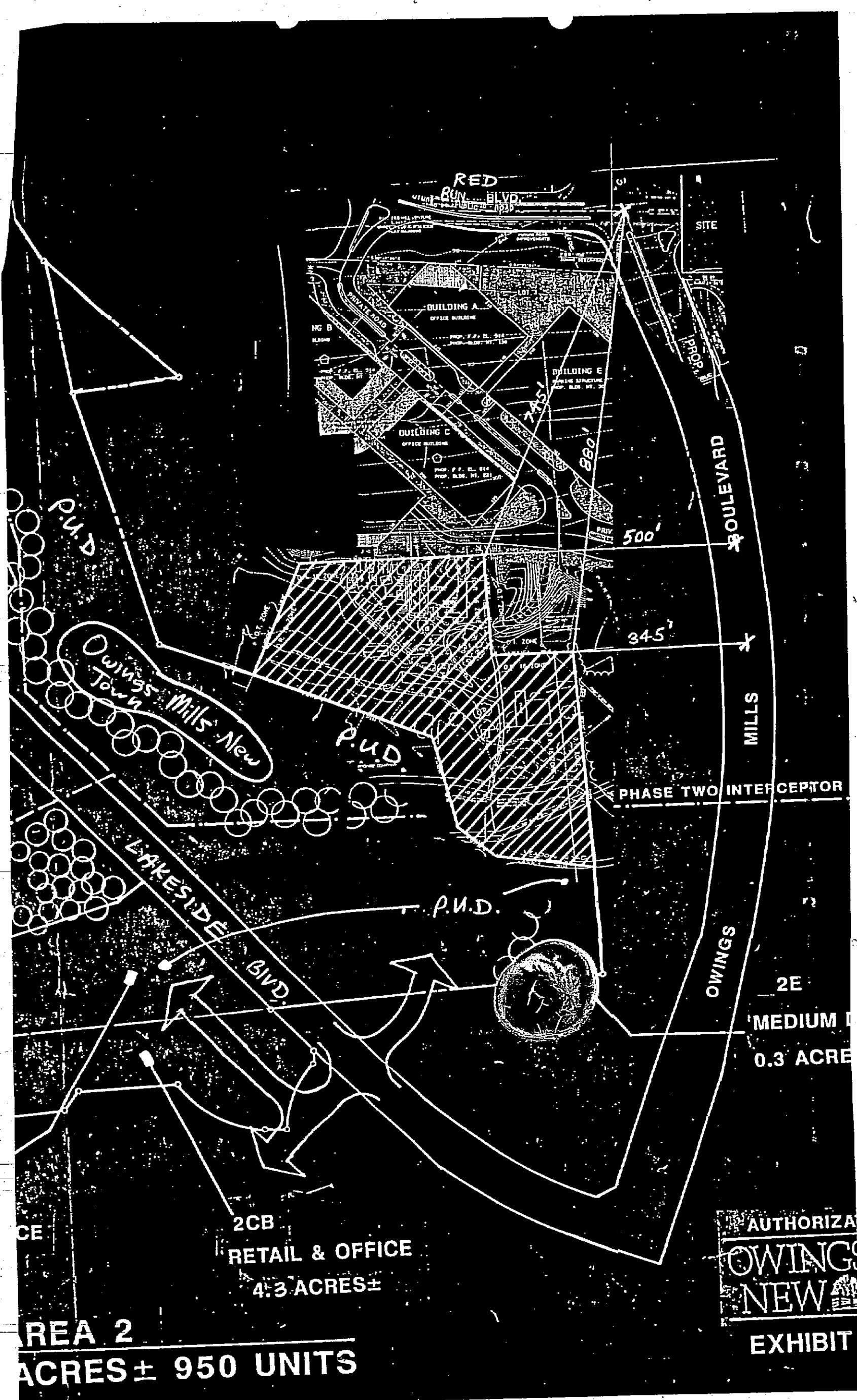
John
Jay Council

Jan. 1948

Approved by vote of the County Council - 7-0 -
10/15/90

cc: Members, Baltimore County Council
 Frank C. Robey, Jr., Administrative Officer
 Thomas Toporovich, Secretary-Administrator, County Council
 J. Robert Haines, Zoning Commissioner
 William T. Hackett, Chairman, Board of Appeals
 Phyllis Cole Friedman, Esquire, People's Counsel
 Judith Sussman, Senior Executive Assistant
 R. Scott Moore, Esquire

"The Meadows is a five-building residential complex that was associated with the Owings family between ca. 1770 and 1850 and is now located just off Owens Mills Boulevard. During the late eighteenth and early nineteenth centuries, Samuel Owings and his descendants were responsible for the construction and operation of six fulling, woolen, and grist mills in this area. The Meadows contains the only surviving buildings associated with the Owings family and its industrial enterprises.



| TREE LIST | | | | |
|-----------|----------------|------------------------------|------|---------------|
| NUMBER | COMMON NAME | SCIENTIFIC NAME | SIZE | |
| 1 | Sugar Maple | <i>Acer saccharum</i> | 36" | |
| 2 | Norway Spruce | <i>Picea abies</i> | 30" | |
| 3 | Sugar Maple | <i>Acer saccharum</i> | 28" | |
| 4 | Sugar Maple | <i>Acer saccharum</i> | 48" | |
| 5 | Sugar Maple | <i>Acer saccharum</i> | 24" | |
| 6 | Sugar Maple | <i>Acer saccharum</i> | 24" | |
| 7 | Sugar Maple | <i>Acer saccharum</i> | 24" | |
| 8 | Sugar Maple | <i>Acer saccharum</i> | 24" | |
| 9 | Balsam Fir | <i>Abies balsamea</i> | 24" | |
| 10 | Honeylocust | <i>Gleditsia triacanthos</i> | 36" | |
| 11 | Tree of Heaven | <i>Ailanthus altissima</i> | 24" | |
| 12 | Honeylocust | <i>Gleditsia triacanthos</i> | 24" | |
| 13 | Honeylocust | <i>Gleditsia triacanthos</i> | 30" | |
| 14 | Honeylocust | <i>Gleditsia triacanthos</i> | 24" | |
| 15 | Honeylocust | <i>Gleditsia triacanthos</i> | 30" | |
| 16 | White Mulberry | <i>Morus alba</i> | 36" | (multi-trunk) |
| 17 | White Mulberry | <i>Morus alba</i> | 36" | (multi-trunk) |

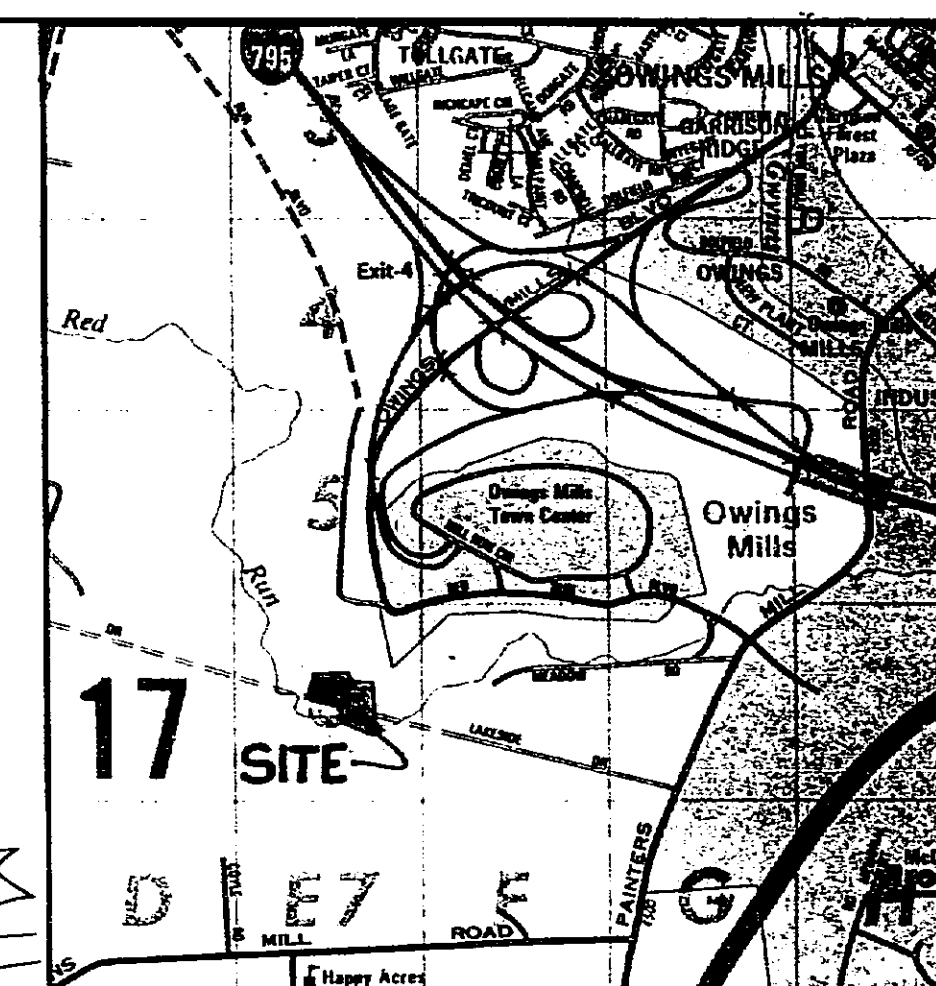
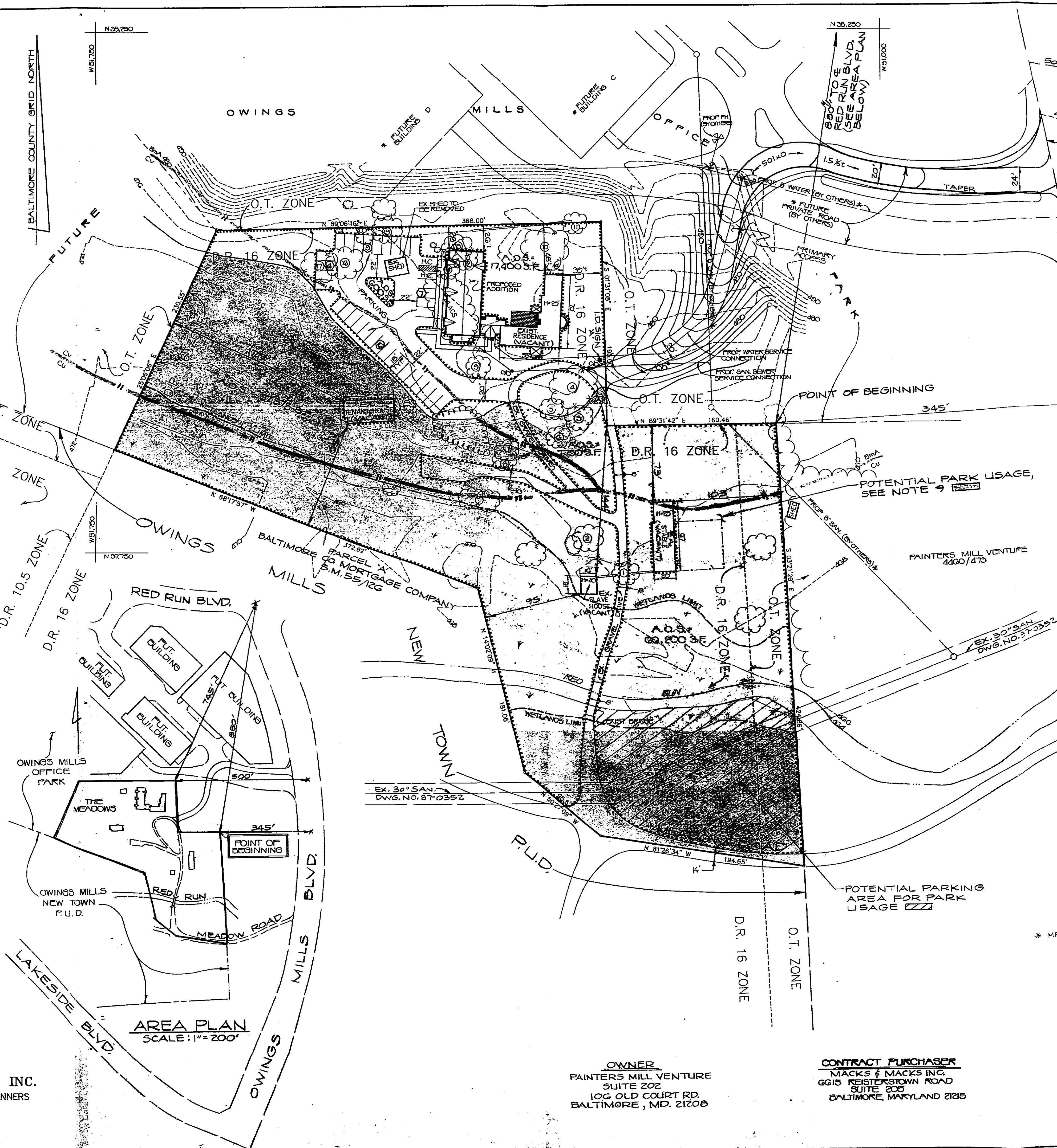
GENERAL NOTES

- Hours of operation shall be normal office hours.
- Maximum number of employees is anticipated to be 40.
- Maximum levels of emanations shall not exceed normal levels for an office use.
- All proposed parking aisles and drives will be paved with either tar and chip or bituminous concrete and shall comply with the requirements of the Baltimore County Department of Public Works, the Maryland Historic Trust, and the Baltimore County Zoning Regulations.
- Existing out buildings to remain are currently vacant and will be stabilized under an agreement with the Maryland Historic Trust. Any future re-use of the existing out buildings will be discussed with the Maryland Historic Trust. See the enclosed attachments for detailed descriptions of the existing out buildings.
- Landscape will be provided in accordance with the requirements of the Baltimore County Landscape Manual.
- Identification signs will be provided at all points of access and will be of a size, style and material approved by the Maryland Historic Trust and the Baltimore County Department of Environmental Protection and Resource Management regulations.
- The existing underground storage tank shall be removed and/or backfilled in compliance with the Baltimore County Department of Environmental Protection and Resource Management regulations.
- Any park usage is intended to be passive, to retain undisturbed the historic character of the property, and is in conjunction with the Baltimore County Department of Recreation and Parks' "Stream Valley Park" system.
- There are no proposed accessory commercial uses as limited by Section 204.3.A.364, 204.3.B, and 204.3.C.1&2 (B.C.Z.R.).

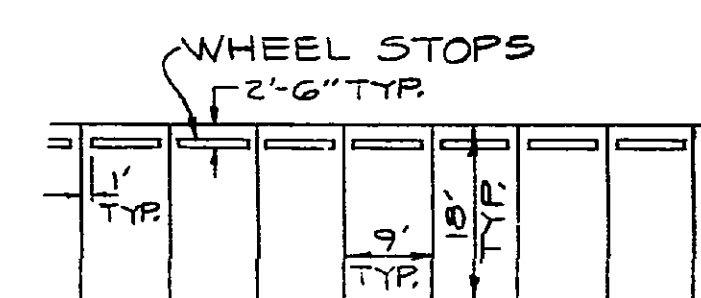


W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-9571

T.G.D./M.E.W.



VICINITY MAP
SCALE: 1"=2000'



TYPICAL PARKING
NO SCALE

FLOOR AREA RATIO

FOR O-1 ZONE MAX. F.A.R. = 0.55
S.F. / 221,095 S.F. =

AMENITY OPEN SPACE

REQUIRED = 20% OF NET AREA ZONED O-1 =
0.20 x 221,095 S.F. = 44,219 S.F.
PROPOSED = 187,825 S.F.

A.D.T.'S

GENERAL OFFICE: 7,023 S.F. x 18 TRIPS/1000 S.F.
= 144 TRIPS

SITE DATA

THE MEADOWS PARCEL: 221,095 S.F. OR 5.0756 AC.

PRESENT ZONING

DR-1G = 204,704 S.F. OR 4.7014 AC.
OT = 16,301 S.F. OR 0.3742 AC.

PROPOSED ZONING

O-1 = 221,095 S.F. OR 5.0756 AC.

PARKING REQUIRED - CLASS 'C' OFFICE BUILDING (GEN.)

TOTAL S.F. GROSS FLOOR AREA = 7553 SF x 3.3 / 1000 =
25,023 SPACES REQUIRED
2 HANDICAPPED SPACES REQUIRED

PARKING PROPOSED

34 SPACES, PLUS 2 HANDICAPPED SPACES
36 TOTAL SPACES PROVIDED

* IMPROVEMENTS AS SHOWN ON THE C.R.S. PLAN FOR THE
"OWINGS MILLS OFFICE PARK"
PLAN NO. 28043
IV-340

SITE PLAN

FOR ZONING RECLASSIFICATION OF

"THE MEADOWS"

TO ALLOW A CLASS 'C' OFFICE BUILDING IN AN O-1 ZONE
4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=200' MAY 17, 1990
3RD COUNCILMANIC DISTRICT

Ret. Epl #1
✓

OCT. 30 1990

90113

PLEASE RETURN TO:
DAY STATE TITLE COMPANY
 1 EAST REDWOOD STREET
 SUITE 101
 BALTIMORE, MD 21202
 301-539-5878

© *Petterson Ex 43*
 10/27/93 PAGE 37

MARYLAND HISTORICAL TRUST
 DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 14th day of April, 1987, by and between
 Vicky M. Rubenstein and James Rubenstein, her husband (the "Grantor") and the
 Maryland Historical Trust, an instrumentality of the State of Maryland having
 its principal offices in Annapolis, Maryland ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property
 located in Baltimore County, Maryland consisting of approximately five acres of
 land and historically associated improvements, commonly and historically known
 as the "Meadows"; and

WHEREAS, the Meadows includes an eighteenth century residence, a three
 story slaves quarters, and a barn; and

WHEREAS, the Baltimore County inventory of historic sites identifies the
 Meadows as the home of Thomas Owings, the founder of Owings Mills, Maryland
 and as one of the most significant unprotected historic sites in Baltimore
 County; and

WHEREAS, the Meadows may be no longer suited for use as a single family
 residence because of the intensity of surrounding development and land use
 patterns; and

WHEREAS, Grantor and Grantee desire to see the Meadows preserved for
 future generations possibly through adaptive reuse for such contemporary uses
 which will provide a source of ongoing income to underwrite the costs of
 maintenance and upkeep for the Meadows while enabling the preservation of the
 significant exterior features of the Meadows for posterity; and

WHEREAS, Grantee is a body corporate and instrumentality of the State of
 Maryland created for the purpose generally of preserving and maintaining
 historic, aesthetic and cultural properties like the Meadows, all as is more
 particularly provided for by law; and

WHEREAS, Grantee has determined that the Meadows possesses substantial
 historic, aesthetic, and cultural character and that this Deed of Easement (the
 "Easement") will promote the preservation and maintenance of the Meadows and
 its historic, cultural, and aesthetic character while permitting the property
 to be used for appropriate contemporary purposes consistent with its historic
 character; and

WHEREAS, Grantor has the power and duty to accept, hold and administer
 this Easement, and has determined that the grant of this Easement is
 exclusively for conservation purposes.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other
 good and valuable consideration, the receipt and sufficiency of which are
 hereby acknowledged, the parties hereto agree as follows: *SEE 21.00*

STATE DEPARTMENT OF
 AGRICULTURE & NATURAL RESOURCES
 4/20/87
 10/27/93

TRANSFER TAX NOT REQUIRED
 BALTIMORE COUNTY
 10/27/93

AGRICULTURAL PROPERTY
 NOT APPLICABLE
 10/27/93

MARYLAND HISTORICAL TRUST

Petterson Ex 43

May 30, 1990

Mr. Josh Fidler
 Macks and Macks, Inc.
 6615 Reisterstown Road
 Suite 205
 Baltimore, Maryland 21215

Re: The Meadows

Dear Mr. Fidler:

The purpose of this correspondence is to confirm that the Maryland Historical Trust has reviewed schematic plans for the proposed rehabilitation of the Meadows. By letter dated April 11, 1990, the Trust:

- 1) endorsed the plans for the proposed use of the main house
- 2) supported the concept of an addition to the main house
- 3) agreed with the general location of the parking area and the proposed user's need for up to 30 spaces.

Please contact me should you have any questions or concerns.

Sincerely,
William J. Pencek
 William J. Pencek
 Chief
 Office of Preservation Services

WJP/meh
 cc: Mr. Donald Kann

Maryland
 Department of Housing and Community Development
 State House, 21 State Circle, Annapolis, Maryland 21401 (301) 974-5000

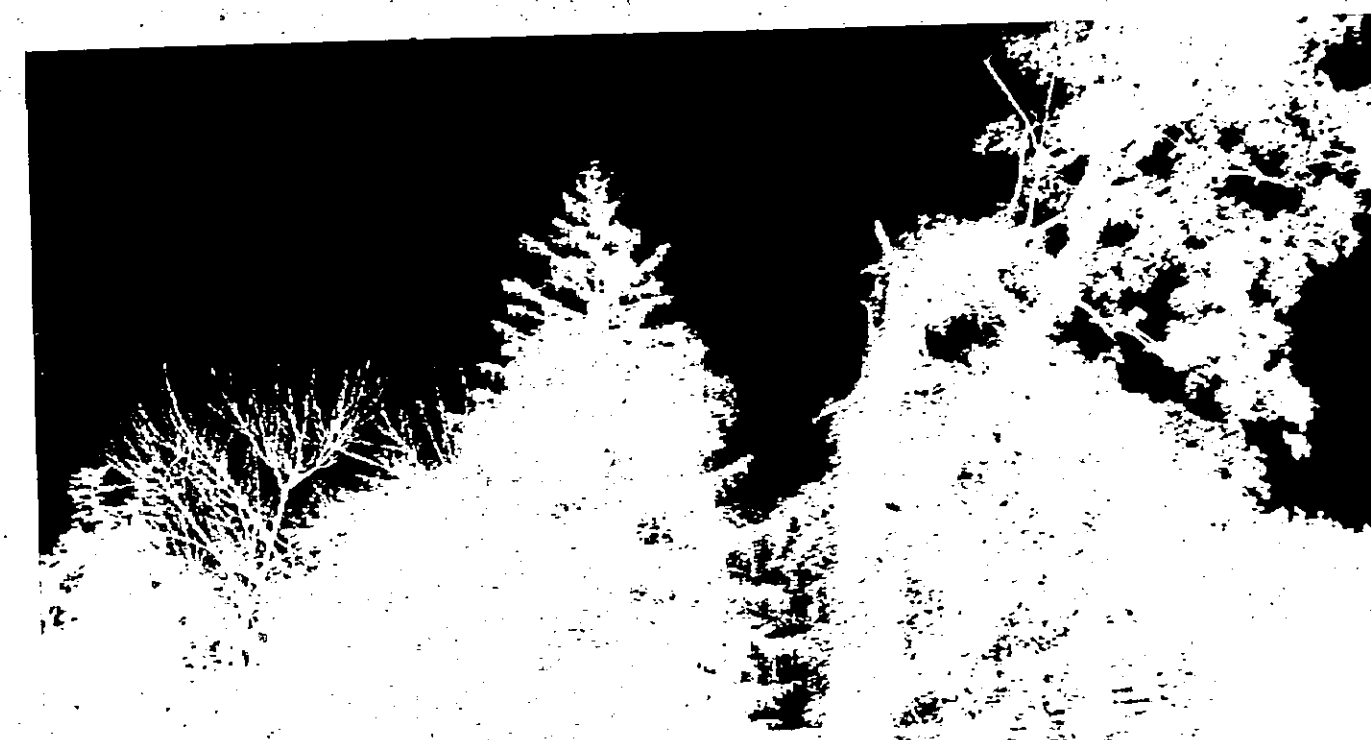
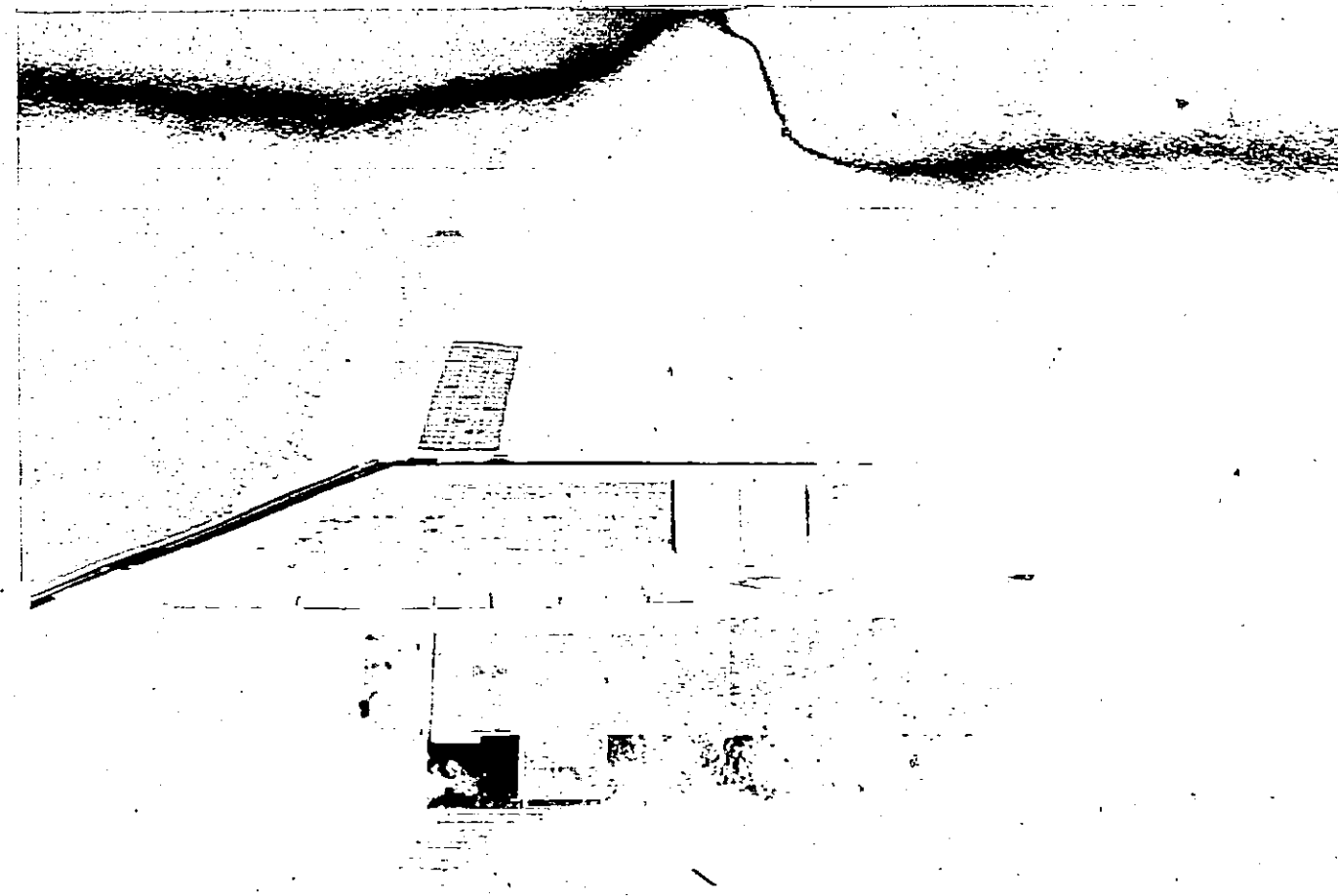


EXHIBIT #6

SOLDIERS DELIGHT
NATURAL ENVIRONMENTAL AREA

5-B THRU 5-E
MEDIUM DENSITY HOUSING
81.1 ACRES± 900 UNITS

5-A
HIGH DENSITY HOUSING
10.5 ACRES± 300 UNITS

PROPOSED BOATING FACILITY
OR RECREATIONAL CENTER

PROPOSED LAKE

PROPOSED PHASE THREE SEWER

BUFFER

3-C
MEDIUM DENSITY HOUSING
20.6 ACRES± 300 UNITS

3-B
HIGH DENSITY HOUSING
6.3 ACRES± 250 UNITS

3-E
HIGH DENSITY HOUSING
AND ACCESSORY RETAIL
9.9 ACRES± 650 UNITS

3-A
HIGH DENSITY HOUSING
AND ACCESSORY RETAIL
13.7 ACRES± 900 UNITS

4-AC
HOTEL & CONFERENCE CENTER
5.0 ACRES± 250 UNITS

PROPOSED RECREATIONAL CENTER

PROPOSED DAM

AREA 1
12.4 ACRES± 286 UNITS

1-B
HIGH DENSITY HOUSING
4.1 ACRES± 150 UNITS

2F OPEN SPACE
0.7 ACRES±

2-D
OFFICE & RETAIL
3.04 ACRES±

AUTHORIZATION PLAN
OWINGS MILLS
NEW TOWN
EXHIBIT NO. 5

ORIGINAL DATE: JUNE 4, 1986
REVISION DATE: DECEMBER 6, 1990

AREA 5
91.6 ACRES± 1200 UNITS

3H
OFFICE & INSTITUTIONAL
2.2 ACRES±

AREA 4
RETAIL, OFFICE, INSTITUTIONAL
AND RECREATIONAL 32.9 ACRES±
250 UNITS

4-B
MULTI-PURPOSE
3.9 ACRES±

4-C
OPEN SPACE
3.6 ACRES±

3-GA
MEDIUM DENSITY HOUSING
9.8 ACRES± 45 UNITS

3-GB
MEDIUM DENSITY HOUSING
10.0 ACRES± 109 UNITS

3-F
HIGH DENSITY HOUSING
10.5 ACRES± 236 UNITS

1-A
MEDIUM DENSITY HOUSING
8.3 ACRES± 136 UNITS

2-A
HIGH DENSITY HOUSING
26.9 ACRES± 650 UNITS

2CA
OFFICE & INSTITUTIONAL
3.0 ACRES±

2CB
OFFICE & INSTITUTIONAL
4.3 ACRES±

AREA 2
54.1 ACRES± 950 UNITS

2-B
MEDIUM DENSITY HOUSING
15.9 ACRES± 300 UNITS

NOTES:

1. ALL ACRES SHOWN HEREON ARE NET BUILDABLE AREAS FOR EACH AREA AND SUBAREA.
2. PROPOSED LAKE OR STREAM VALLEY PARK TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
3. FOR COMMUNITY ROAD SYSTEMS SEE EXHIBIT 8. FOR PATHWAY SYSTEMS SEE EXHIBIT 7.
4. AREA SHOWN AS PROPOSED LAKE SHALL BE MAINTAINED AS A STREAM VALLEY PARK UNTIL THE LAKE IS BUILT. THE VALIDITY OF THE P.U.D. SHALL NOT BE DEPENDENT UPON CONSTRUCTION OF THE LAKE. IN THE EVENT THAT THE COUNTY IS NOTIFIED THAT THE CREATION OF RED RUN LAKE WILL NOT BE APPROVED, THE OWNER SHALL PROCEED AS DETAILED ON EXHIBIT #7.
5. THE OUTDOOR RECREATIONAL COMPLEX TO BE CONSTRUCTED IN AREA 4AB SHALL BE AVAILABLE TO ALL HOMEOWNER RESIDENTS OF THE P.U.D. AT NON-COMMERCIAL RATES.
6. USES TO BE CONSIDERED IN AREA 4B INCLUDE: COMMUNITY CENTER, DAY CARE CENTER, RELIGIOUS USES, AND SIMILAR COMMUNITY-SERVICE USES.
7. AN ILLUSTRATIVE SITE PLAN FOR AREAS 5A THRU 5E WILL BE PROVIDED PRIOR TO OR CONCURRENT WITH ANY CRG/FDP PROPOSALS BEING RECEIVED BY THE COUNTY.

AUTHORIZATION PLAN

OWINGS MILLS
NEW TOWN

A PLANNED UNIT DEVELOPMENT

FORMERLY "LAKESIDE"

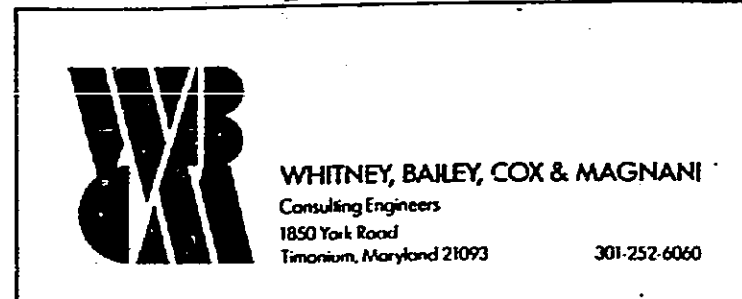
SCALE: 1" = 200'

OWINGS MILLS NEW TOWN (LAKESIDE) NEIGHBORHOOD PLANNED UNIT DEVELOPMENT
DATE: JUNE 11, 1990
CHANGES:
1. MODIFIED AREAS: 1A, 1B, 2A, 2B, 3A, 3B, 3C, 3D, 3E, 4AC, 4C, 5A, 5B-E.
2. ADDED AREAS: 2CB, 2E, 2F.
3. MODIFIED LOCATION OF COLLECTOR ROADS.
4. REVISED DWELLING/DENSITY CALCULATIONS.
5. REVISED GROSS AREA OF TRACT.

CONCURRENCE:

PEOPLE'S COUNSEL DATE
ZONING COMMISSIONER DATE

DIRECTOR OF PLANNING AND ZONING DATE



AMERICAN LAND CONCEPTS, INC.
3643 Fox Meadow Court
Jarrattsville, Maryland 21084
(301) 557-6884

Prepared By: Jarrattsville, Maryland 21084

Ref #6

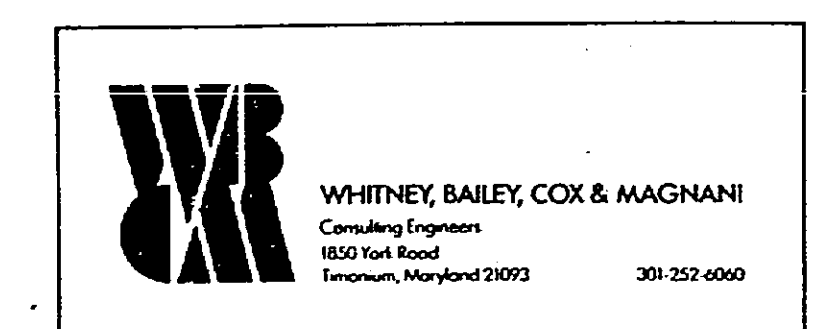
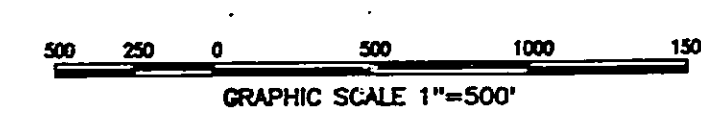
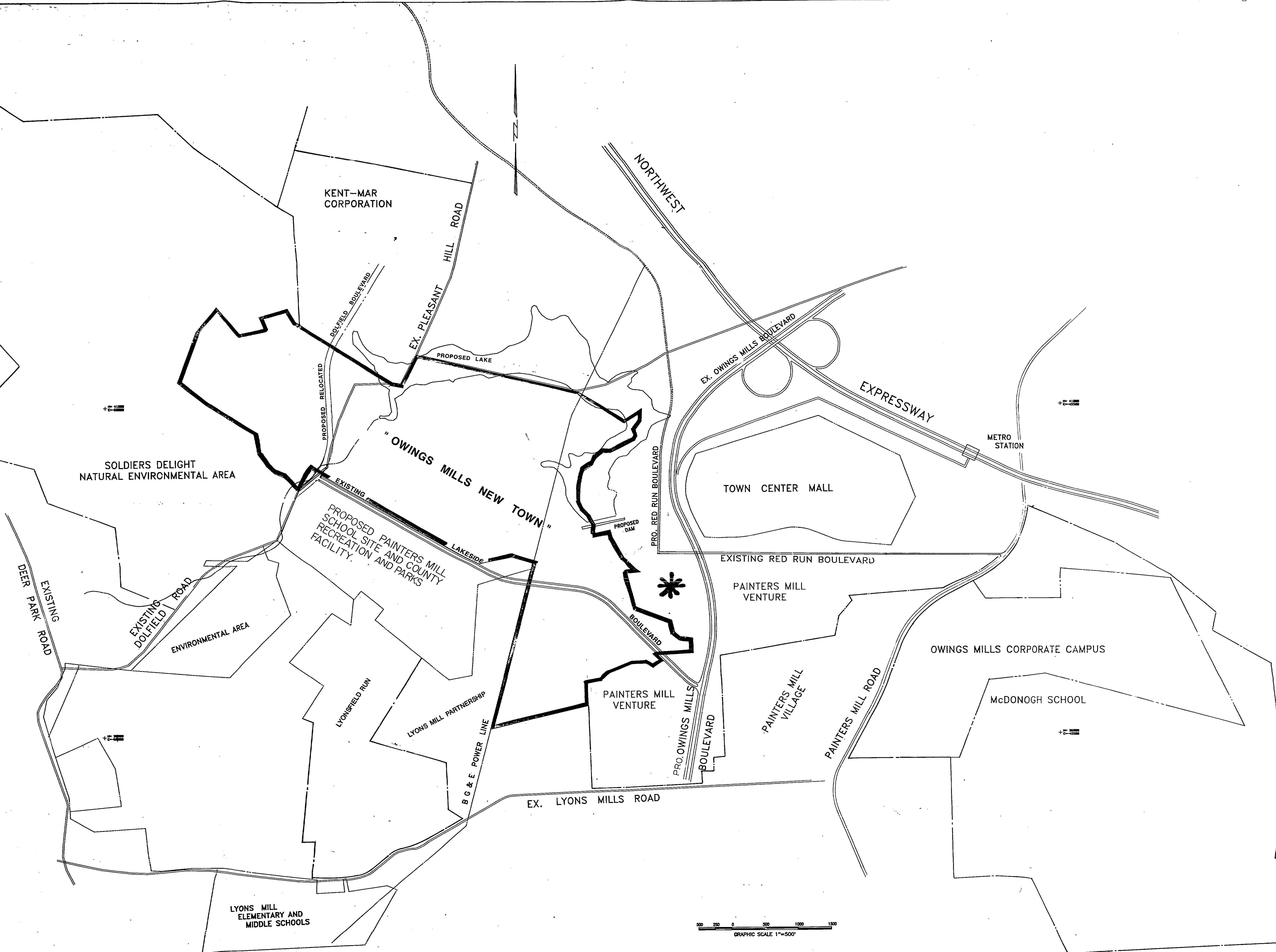
Sheet #7

CONTEXT MAP

OWINGS MILLS NEW TOWN

FORMERLY "LAKESIDE"

A PLANNED UNIT DEVELOPMENT



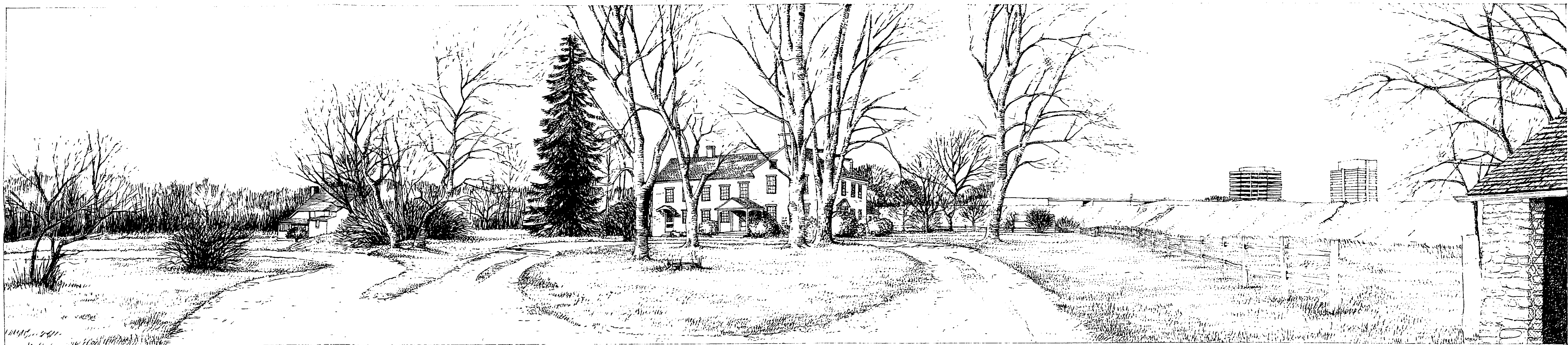
AMERRICKAN LAND CONCEPTS, INC.
3643 Fox Meadow Court
Jarrattsville, Maryland 21084
(301) 557-6864

CONTEXT MAP
OWINGS MILLS
NEW TOWN

EXHIBIT NO. 3

ORIGINAL DATE: JUNE 4, 1986
REVISION DATE: DECEMBER 6, 1990

PEI EX #7

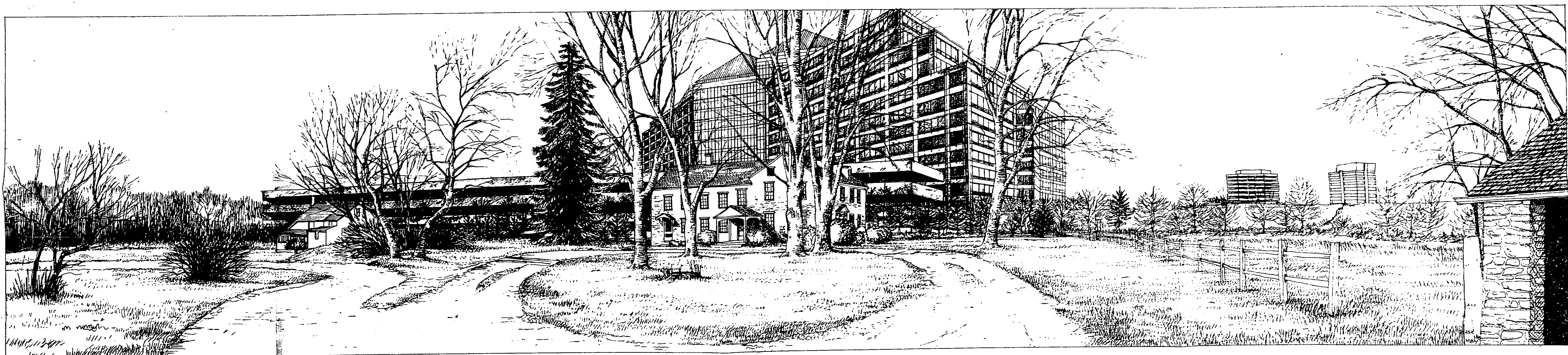


THE MEADOWS VIEW FROM COUNTY PARK

OWINGS MILLS GROWTH AREA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

PETITIONER'S EXHIBIT NO. 8
Case No. CR-91-157



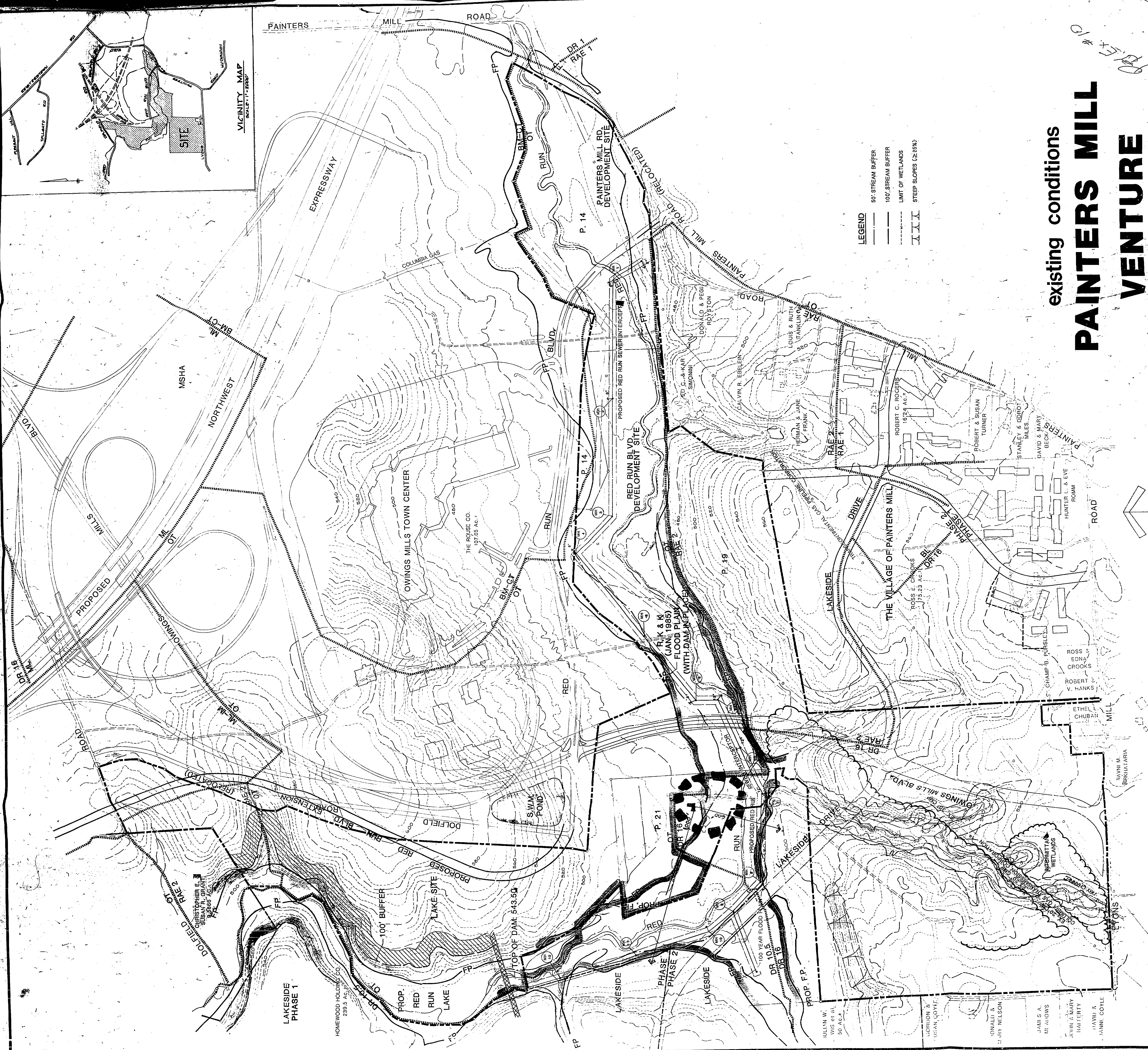
THE MEADOWS VIEW FROM COUNTY PARK

OWINGS MILLS GROWTH AREA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Petitioner's Exhibit No. 9
Case No. CR-91-157

A 10



existing conditions

PAINTERS MILL VENTURE

owings mills development area
baltimore county, maryland

KIDDE CONSULTANTS, INC.
PLANNERS / LANDSCAPE ARCHITECTS / ENGINEERS
BALTIMORE, MARYLAND

| DATE | REVISION |
|---------|---------------------------|
| 5-11-87 | PAINTERS MILL DEVELOPMENT |

7-30-87 JAW

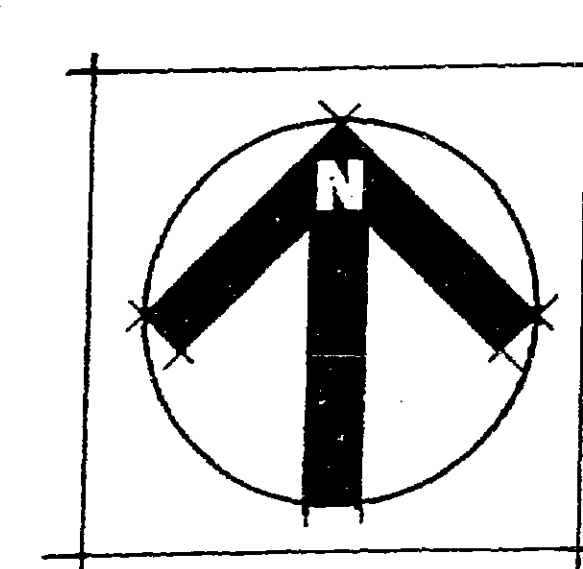
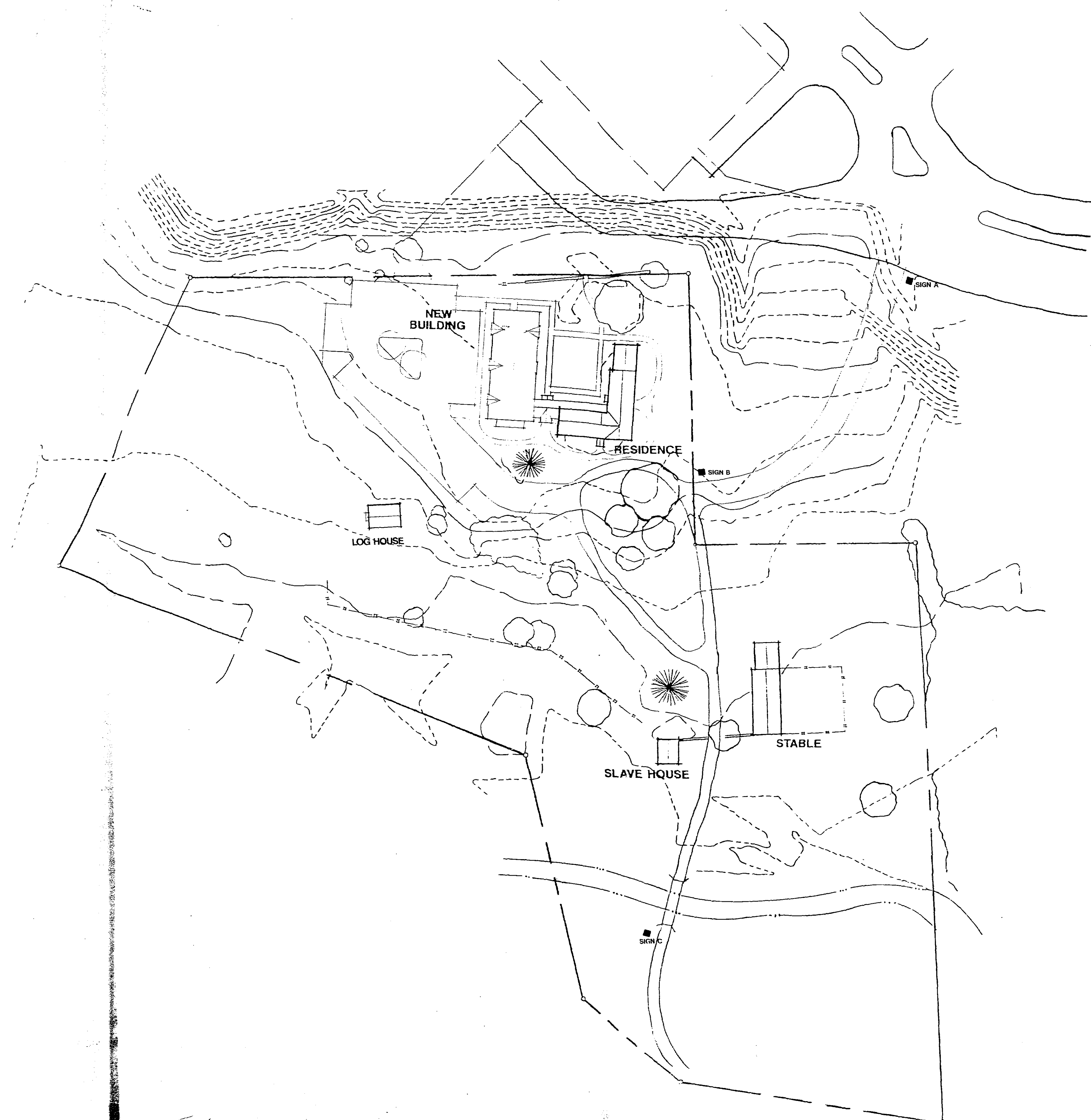
EXHIBIT NO. 12

A

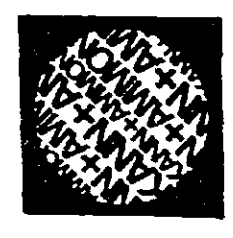
B

C

D



KANN + AMMON INC.
519 West Pratt Street
Suite 102
Baltimore, Maryland 21201
(301) 234-0900



Architecture Planning Preservation Interior Design

THE MEADOWS

Revisions:

Released For:
Preliminary Only
Bidding
Permits
Construction

Date:
Project No.:
Drawn:
Designed:
Check:

Title:

SCHEMATIC
SITE
PLAN
1"=40'

1

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett, Chairman
Board of Appeals

DATE: December 13, 1990

FROM: Arnold F. (Pat) Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Case No. CR91-157
Painters Mill Joint Venture (The Meadows)

The Planning Board certified that the zoning reclassification petition filed on behalf of the Painters Mill Joint Venture should be exempted from the regular cyclical procedure. The Board's Resolution was unanimously approved by the County Council on October 15, 1990.

Pursuant to Section 2-58.1(i) of the Baltimore County Code, the following recommendation is submitted in the attached report regarding the above referenced case.

AFK/JL/cmm
CR91157.MMO/CYCLE

DEC 13 1990

06 2 44 01 03 06

RECEIVED
BOARD OF APPEALS

ENVIRONMENTAL
IMPACT STATEMENT

"THE MEADOWS"

17TH, ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

3RD, COUNCILMANIC DISTRICT SEPTEMBER 13, 1990

PREPARED BY:

W. DUVALL & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
PHONE (301) 583-9571

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 9
adjoining property to the north which will be located within 100 feet of the subject property. The exhibits disclosed the impact upon the property once the building complex is completed. Clearly, it will dwarf the subject property by its sheer height, dimension and proximity.

The property is encumbered by wetlands and the floodplain which will severely limit its development and use. The main house with its location and area of use is significantly lower in elevation than the property to the north where the office complex is proposed which will further impact the site. Additionally, Owings Mills Boulevard has been extended to the area of the property and has been recently opened for the public. Testimony further established that the site will not impact population trends, public utilities, schools and roads, or in any other way adversely impact the surrounding local community. In fact, the uncontradicted testimony is that 0-1 zoning would have less impact on the area than D.R. 16 zoning.

From an historical preservation point of view, the Board also notes from the evidence that in 1987 an Easement Deed was placed on the property by the Maryland Historical Trust. The Easement recites and acknowledges that the site is subject to intense commercial development and may no longer be suitable for residential use. The property is subject to the Easement and further review and administration by the Trust. The Trust has endorsed Petitioner's plans. This Board is satisfied that the

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 10
granting of Petitioner's zoning request and approval of the documented site plan will permit an appropriate use of the property and at the same time be consistent with the preservation of the historic character of the property.

The property is vacant, deteriorating and in need of repair and maintenance. To preserve its historical significance, the Developer is proposing renovations, stabilization and maintenance of the property. More often than not, the goals of the developer to remove and replace are in conflict with preservation goals to preserve and maintain, and the lack of available funds is always a factor. The documents and testimony presented to the Board evidence that the Developer, the Trust and the County have diligently worked in concert to preserve and maintain the historical character of this property. The Board compliments the efforts of the parties and is satisfied that the change in zoning and approval of the documented site plan will enhance the property and serve to preserve its historical significance.

For the reasons set out above, the zoning reclassification is granted and the documented site plan is approved, and the Board will so order.

ORDER
IT IS THEREFORE this 2th day of February, 1990 by the County Board of Appeals of Baltimore County
ORDERED that the Petition for Reclassification in Case No. CR-91-157 from D.R. 16 and O.T. to 0-1 be and is hereby GRANTED; and

Case No. CR-91-157 Painters Mill Joint Venture /Meadows 11
it is further

ORDERED that the documented site plan dated October 30, 1990 and filed with the Petition for Reclassification be and is hereby APPROVED; and it is further

ORDERED that the Petitioner shall file a landscape plan with the Office of Planning & Zoning for approval, prior to the issuance of any building permits.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

John G. Disney

Harry E. Buchheister, Jr.

CR-91-157 #188
OUT OF CYCLE RECLASSIFICATION
PETITION FOR ZONING RE-CLASSIFICATION

SPECIAL EXCEPTION AND/OR VARIANCE
WITH A DOCUMENTED SITE PLAN
TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from DR-16 & O.T. zone to an 0-1 zone, for the reasons given in the attached statement and (2) that a Special Exception, variance, or other zoning relief be granted to the herein described property, to use the herein described property for office uses.

1. or we, agree to pay expenses of above Re-classification, Special Exception, Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: MACKS & MACKS, INC. (Type or Print Name)
Signature: [Signature]
Address: 4111 E. Joppa Road
City and State: Baltimore, MD 21236
Legal Representative: E. Scott Moore (Type or Print Name)
Signature: [Signature]
City and State: Baltimore, MD 21236
Attorney for Petitioner: E. Scott Moore (Type or Print Name)
Signature: [Signature]
City and State: Baltimore, MD 21236
Name, address and phone number of legal representative to be contacted: E. Scott Moore, 4111 E. Joppa Road, Baltimore, MD 21236, 529-4600
Attorney's Telephone No.: 529-4600

BARC Form 1

CR-91-157
SITE AND DESIGNATION OF IMPROVEMENTS
PRESENT AND FUTURE

KANN + AMMON, INC. 510 West Pratt Street Baltimore, MD 21201 301/234-0900 Fax 301/539-4821
September 11, 1990

"The Meadows" is a 5 acre site located in Baltimore County, Maryland just off of Owings Mills Boulevard. The site consists of a main dwelling, a two-story slave house, stable, tenant house and shed. All of the buildings, with the exception of the shed, stand today largely as they stood during the period of 1770-1850.

The main dwelling is an L-shaped, two-and-one half story gable-roofed stone house in the vernacular style. South of the main dwelling are the slave house and stable. The two-story stone slave house (or store house) is a plain vernacular structure 16' x 18'. The stable is a two-story structure constructed of field stone on the first floor and square logs on the second floor. It's approximate size is 20' x 70'. To the southwest of the main dwelling is the tenant house. It is constructed with clapboard and logs and is approximately 20' x 50'. The shed is a 15' x 20' one-story partially open wood buildings that is of a more contemporary period from the other buildings.

The intent of this project is to add a 6,300 square foot addition to the main dwelling to facilitate its use as a corporate office. The addition will be constructed of materials consistent with those currently on the site. Wood clapboard siding, double hung windows and a shingled gable that will all be featured on this two-story addition. The stable, slave house and tenant house will all be stabilized but not occupied. The shed will be removed.

Donald R. Kann, AIA
John A. Ammon, AIA
Jonathan E. McGowan, AIA
Roger L. Katzberg, AIA
Chairman T. Jones
Gwylly H. Glaser
Preservation Interior Design

W. DUVALL & ASSOCIATES, INC.
Engineers • Surveyors • Land Planners

September 5, 1990
Zoning Description
"THE MEADOWS"
Parcel "C" "Baltimore County Mortgage Company" S.M. 55 Folio 126
4th Election District Baltimore County, Maryland
BEGINNING for the same at a point being South 15 degrees West 880 feet, more or less from the centerline intersection of Red Run Boulevard and Owings Mills Boulevard, said point also being the northeasternmost corner of Parcel "C" as shown on a plat entitled "Amended Subdivision Plat of Property of Baltimore County Mortgage Company" as recorded among the Land Records of Baltimore County in Plat Book S.M. 55 Folio 126; thence running for the outline of Parcel "C": as shown on said plat, the following nine courses and distances, viz:
1) South 03 degrees 21 minutes 26 seconds West 880 feet; thence
2) North 81 degrees 26 minutes 34 seconds East 194.65 feet; thence
3) North 50 degrees 27 minutes 09 seconds West 95.52 feet; thence
4) North 14 degrees 02 minutes 09 seconds West 181.06 feet; thence
5) North 68 degrees 17 minutes 57 seconds West 372.62 feet; thence
6) North 25 degrees 06 minutes 09 seconds East 230.55 feet; thence
7) North 89 degrees 06 minutes 16 seconds East 368.00 feet; thence
8) South 01 degrees 31 minutes 08 seconds East 195.00 feet; thence
9) North 89 degrees 31 minutes 42 seconds East 160.46 feet to the point of beginning.
CONTAINING 221,095.67 square feet or 5.0756 acres of land, more or less.

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number: 3794
Date: 11/01/90
H91001BB
PUBLIC HEARING FEES QTY PRICE
0-0 -RECLASSIFICATION 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: PAINTERS MILL
044048004PMCHRC \$175.00
BA C01048AM11-01-90
Please make checks payable to: Baltimore County
Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

CR-91-157
District: 4th Date of Posting: 11-20-90
Posted for: Zoning Reclassification
Petitioner: Painters Mill Joint Venture / Macks & Macks, Inc.
Location of property: W/S of Owings Mills Blvd. 3rd West of
and S.W. South of the S.W. of Owings Mills Blvd. Road Right
Location of Sign: Sign West side of Owings Mills Blvd. approx. 1/2 mi.
north of intersection of 1st and 2nd streets of Meadows Road at intersection
Remarks: To only not property
Posted by: J. J. G. Date of return: 11-26-90
Number of Signs: 2

CERTIFICATE OF PUBLICATION
TOWSON, MD. 11-21-90

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 11-15-90.

OWINGS MILLS TIMES,
S. Zebe Olson
Publisher
\$124.73